

CHAPTER 12

C-2 District -- Limited Commercial District

Sec. 12-1. Uses Permitted; C-2 District.

The following uses are permitted in all C-2 Districts:

- (1) All uses permitted in C-1, Neighborhood Commercial Districts, and MD-2 and MD-3, Multiple Dwelling Districts.
- (2) Auditorium or assembly halls.
- (3) Sales of new automobile passenger cars, new trucks or new truck trailers, and in connection therewith the sale of parts, service, and of used cars, trucks, or trailers.
- (4) Bicycle sales and repairs.
- (5) Billiard or pool rooms or bowling alley.
- (6) Catering establishments.
- (7) Cleaning and pressing establishments using closed type cleaning or pressing equipment where non-flammable liquid is used for cleaning solvent.
- (8) Fraternal clubs or lodges, subject to securing a Conditional Privilege. (amended 10/23/96)
- (9) Funeral home or mortuary, subject to securing a Conditional Privilege. (amended 10/23/96)
- (10) Hotels, with or without business occupancies on the ground or lobby floor, and with or without a public dance hall within, operated by and in conjunction with the hotel.
- (11) Job printing shops not exceeding three thousand (3,000) square feet of floor space.
- (12) Loan offices.
- (13) Lunchrooms, cafes, drive-ins, no dancing or live entertainment.
- (14) Motels, with or without restaurants or dining

rooms, and with or without a public dance hall, all on the same property and all operated in conjunction with the motel.

- (15) Restaurants or dining rooms, with or without a public dance hall within, and operated in conjunction therewith.
- (16) Second-hand stores conducted wholly within an enclosed building.
- (17) Sign painting shop.
- (18) Swimming pools, ice and roller skating rinks, commercial.
- (19) Tire sales and repair shop operated wholly within an enclosed building.
- (20) Upholstery shop for furniture only.
- (21) Automobile laundries or car wash facilities subject to providing a minimum of off-street parking spaces as follows:
 - (a) For self-service car wash facilities, a minimum of two (2) off-street parking spaces shall be provided at both ends of each stall, plus one (1) off-street parking space per stall.
 - (b) For all other car wash facilities, ten (10) off-street parking spaces at both ends of each lane used in the washing operation, plus three (3) off-street parking spaces for use as storage parking area.
- (22) Accessory building and uses.
- (23) Motorcycle sales and services when operated completely within an enclosed building.
- (24) Animal or veterinary hospitals when operated within a completely enclosed building, subject to securing a Conditional Privilege. (amended 10/23/96)
- (25) Amusement centers, subject to securing a Conditional Privilege. (amended 10/23/96)

- (26) Pawnshops, subject to securing a Conditional Privilege. (amended 10/23/96)
- (27) Vehicle storage area as an accessory use to the sale of new automobile passenger cars, new trucks, new truck trailers, or to a gasoline supply station, subject to securing a Use Permit as provided in Section 20-5.1. (10/27/99)
- (28) Commercial communication tower, subject to securing a Use Permit. (10/27/99)
- (29) Commercial Building Mounted Antenna; provided the following:
 - (a) The building is not a single family dwelling;
 - (b) The minimum height of the building shall be no less than thirty five (35) feet);
 - (c) The height of the antenna (including support structures) shall not exceed twenty two feet above the highest point of the building;
 - (d) The antenna and support structures are painted so that they are compatible with the primary building structure, unless roof mounted; and (amended 7/9/97)
 - (e) Intermodulation testing is coordinated through the Hampton Police Division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference. (Amended 1/23/02)
- (30) Day care 2, in detached single family homes with non-conforming status, subject to securing a Special Exception from the Board of Zoning Appeals. Unless it makes a factual determination that the proposed DC2 would be incompatible with the quiet enjoyment of surrounding properties, the Board shall issue the requested Special Exception. It may impose conditions governing factors related to the operation of said home, such as, but not limited to:

- (a) hours of operation;
- (b) location of play area and equipment;
- (c) fencing of play area;
- (d) limitations on signage;
- (e) record-keeping requirements and inspection by authorized personnel.

If the Board denies an application for Special Exception, no further application for Special Exception pertaining to the same use on the same property will be accepted by the Board for one (1) year following the date of denial. (10/27/99)

- (31) Day care 3, subject to securing a Conditional Privilege. (10/27/99)
- (32) Other retail stores, businesses, and uses similar to the above and being of the same general character of those listed in this section.

Sec. 12-2. Limitations on Permitted Uses in C-2 Districts.

- (1) No industry or manufacturing shall be permitted, except the articles to be sold at retail on the premises.
- (2) No killing of poultry or livestock, and no wholesaling or jobbing shall be carried on, and no merchandise shall be stored other than that to be sold at retail on the premises.
- (3) The manufacturing of arts and crafts items may be produced for wholesale, subject to securing a Conditional Privilege. (amended 10/23/96)

Sec. 12-3. Height Regulations; C-2 District.

No building in a C-2 District shall exceed two and one-half (2 1/2) stories or thirty five (35) feet in height, provided that the height limit may be increased provided that all height greater than thirty five (35) feet shall set back from all required front, side, and rear yards one (1) foot for each three (3) feet of such additional height.

Sec. 12-4. Building Setback Regulations; C-2 District.

- (1) Front Yard.

No front yard shall be required in a C-2 District.

(2) Side Yard.

No side yard shall be required in a C-2 District except as follows:

- (a) Where a lot in a C-2 District adjoins a lot in any residential district, at that line, a side yard of ten percent (10%) of the lot's width shall be provided, but in no case less than ten (10) feet.
- (b) Where dwelling accommodations are hereafter provided in conjunction with any commercial use in a C-2 District, and in which all rooms do not open onto a front or rear yard, there shall be provided side yards of not less than ten (10) feet in width.

(3) Rear Yard.

No rear yard is required for a commercial use in a C-2 District except that if the building site adjoins residential property at its rear, then a rear yard of not less than fifteen (15) feet shall be required.

Sec. 12-5. Lot Area Per Family; C-2 District.

- (1) Deleted.
- (2) Townhouse and multiple dwellings, when erected in a C-2 District shall comply with all area regulations and the front, side, and rear yard provisions of the district where first permitted.
- (3) Deleted.

Sec. 12-6. Off-Street Parking and Loading; C-2 District.

- (1) Uses permitted in any C-2 District shall provide garage or vehicle parking space as required in Chapter 19 hereof.
- (2) Commercial uses shall provide off-street loading space as required in Chapter 19 hereof.